

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Quincy Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$13,413,432**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:		PJs in State: 19					
% of Funds Committed	93.78 %	98.07 %	18	96.48 %	30	28	
% of Funds Disbursed	89.95 %	93.46 %	13	89.00 %	47	48	
Leveraging Ratio for Rental Activities	7.95	8.28	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	97.99 %	92.50 %	9	83.25 %	41	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.11 %	76.94 %	5	70.99 %	76	78	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.95 %	82.18 %	11	81.75 %	39	40	
% of 0-30% AMI Renters to All Renters***	52.86 %	51.37 %	10	45.84 %	60	63	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.62 %	97.78 %	15	96.12 %	37	37	
Overall Ranking:			In State: 6 / 19	Nationally:	83	85	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$37,591	\$28,167		\$27,889	210 Units	33.90 %	
Homebuyer Unit	\$7,647	\$16,610		\$15,632	193 Units	31.10 %	
Homeowner-Rehab Unit	\$11,782	\$15,715		\$21,037	216 Units	34.80 %	
TBRA Unit	\$850	\$4,145		\$3,206	1 Units	0.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Quincy Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$159,190	\$115,321	\$13,411
State:*	\$155,501	\$105,212	\$23,795
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	83.5	88.6	92.1	0.0
Black/African American:	9.2	1.6	0.5	0.0
Asian:	2.9	1.6	3.7	0.0
American Indian/Alaska Native:	0.5	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.9	3.6	3.7	0.0

ETHNICITY:

Hispanic	1.9	4.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	69.9	29.0	40.7	0.0
2 Persons:	12.1	18.1	28.2	0.0
3 Persons:	9.7	14.5	14.8	0.0
4 Persons:	3.9	20.2	10.6	0.0
5 Persons:	1.5	13.0	3.7	0.0
6 Persons:	2.9	3.6	0.9	0.0
7 Persons:	0.0	0.5	0.9	0.0
8 or more Persons:	0.0	1.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	62.6	30.1	20.8	0.0
Elderly:	10.2	1.0	42.1	0.0
Related/Single Parent:	18.4	19.7	9.7	0.0
Related/Two Parent:	4.4	44.6	24.1	0.0
Other:	3.4	2.6	1.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.0	0.5 [#]
HOME TBRA:	5.8	
Other:	15.5	
No Assistance:	60.7	

of Section 504 Compliant Units / Completed Units Since 2001 36

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Quincy Consortium State: MA Group Rank: 83
 (Percentile)
 State Rank: 6 / 19 PJs Overall Rank: 85
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	97.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	87.11	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	97.62	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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